

## COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT K2 BARTON INDUSTRIAL ESTATE  
FALDO ROAD  
BARTON-LE-CLAY  
BEDFORDSHIRE  
MK45 4RP**

**TO BE LET  
FACTORY/WAREHOUSE UNIT  
1,852 sq ft (172.05m<sup>2</sup>)**



### LOCATION

Barton Industrial Estate is situated off the A6 dual carriageway on the out-skirts of Barton-Le-Clay, which in turn is approximately 6 miles north of Luton. The M1 Motorway can be accessed via junction 12, which is approximately 5 miles distant.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Price or Rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

## DESCRIPTION

The premises comprise a single storey factory/warehouse unit with the following amenities

## AMENITIES

- **Roller shutter Door 2.9m High x 2.7m Wide**
- **3 Phase Electricity Supply**
- **Propane Gas Fired Warm Air Heater**
- **Fluorescent Lighting**
- **Min Internal Height 12ft (3.65m) approx**

## LEASE

The premises are available on a new full repairing lease for a term to be agreed, with provision for periodic rent reviews. The lease is to be excluded from the Security of Tenure & Compensation Provision of The Landlord & Tenant Act 1954.

**RENT**            **£15,750.00 per annum exclusive.**

**VAT**             VAT will be applied to the rental.

## BUSINESS RATES

From enquiries made of the local rating authority, we are given to understand that the premises have a current rateable value of £9,700.00 with effect from 1<sup>st</sup> April 2017.

## SERVICE CHARGE

An annual service charge will be applied which currently amounts to £1,734.68.

## EPC

The property has an Energy Performance Asset Rating of E.

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## VIEWING

By appointment via sole letting agents: -

**DUNCAN WELCH & COMPANY**  
**01582 - 725302**  
e-mail: [jamieduncan@duncan-welch.co.uk](mailto:jamieduncan@duncan-welch.co.uk)